



# Town of Lexington - FY 2017-FY 2021 Capital Improvement Projects

**Project Name:** Grain Mill Alley Improvements Feb 2016

**Date:** 14-Oct-15

**Project ID Number:** 1005

**Revision Date:**

**Submitted By:** Melisa Tintocalis

**Department:** Economic Dev

**Priority:** 0

**First Year Submission?** ☒ **Phone #:** 781-698-4567 **E-mail:** mtintocalis@lexingtonma.gov

## Description of Project:

The project includes enhancing the pedestrian and bicycle safety and creating a defined bikeway node that will visually connect to a passive open space designed in the public right of way at Massachusetts Avenue. The project would also even out the ground surface at the bikeway node and add a speed table intended to slow down vehicles that drive through the public parking lot. Town Meeting approved \$18,000 in FY16 for design development and field testing concepts of the space; to date, there remains \$5,000 in this account. The request includes design funds to bring the conceptual designs to 100% and construction funds for implementation.

## Justification/Benefit:

The bikeway-to-alley connection is used year-round by over 300,000 users. It is a critical passage that connects people from the parking lot and bikeway to the retail corridor, channeling the much needed foot traffic to our local businesses. Improvements are necessary to provide quality pedestrian and bicycle conditions and lighting for safe passage, as well as orienting people to the Center. This project will ensure an enjoyable Center experience resulting in more foot traffic and business activity for Center merchants, as well as serve as a catalyst for reinvestment in the Center. This project meets the CPA requirements for creating and rehabilitating recreation space.

## Impact if not completed:

## Timeframe:

## Replace. Freq:

15 Years

## Stakeholders:

Residents, Visitors, Bicyclists, Center users such as Lexington High School students. The project is supported by the Center Committee and the Board of Selectmen's Ad Hoc Grain Mill Alley Steering Committee.

## Operating Budget Impact:

## Cost Analysis:

**Funding Source:** ☐ Levy ☒ CPA ☐ Revolving ☐ State Aid ☐ Water ☐ Sewer ☐ Recreation ☐ Private ☒ Other

## Capital Funding Request

1005	2017	2018	2019	2020	2021	Totals
Site Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design/Engineer	\$20,000	\$0	\$0	\$0	\$0	\$20,000
Construction	\$153,165	\$0	\$0	\$0	\$0	\$153,165
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$45,949	\$0	\$0	\$0	\$0	\$45,949
<b>Totals</b>	<b>\$219,114</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$219,114</b>
CPA Amt. Req.	\$0	\$0	\$0	\$0	\$0	\$0

**Recurring Cost**

\$0.00

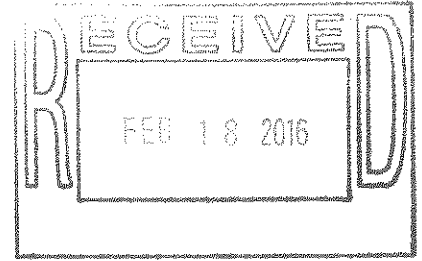
**Maintenance Cycle**

0 Years

CPA Purpose
<input type="radio"/> Open Space
<input type="radio"/> Recreation
<input type="radio"/> Historic
<input type="radio"/> Housing

## is of Cost Projection:

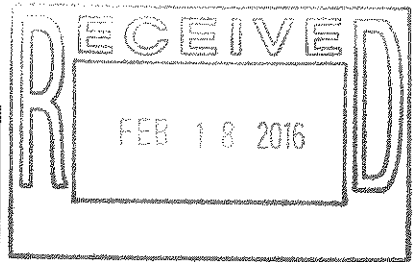
Cost estimates provided by GroundView Architects to the Economic Development Office. CPA funds requested: \$204,114; Other funds include the Center Stabilization funds (\$10,000) and the remaining funds in the FY16 CPA account (\$5,000)



1. Scope or concept of project: See Application.
2. Project goal and objectives: (Indicate how the Category Specific Criteria for the CPA are met.)  
The project meets the CPA regulations for the creation and rehabilitation of recreation space – the proposal includes the planting of new trees, public seating, bicycle accommodations and pedestrian safety features such as a raised speed table to slow cars down and evening out ground surface.
3. Projected action plan and timeline: (List steps needed to complete project. These steps will be critical to completing Project Status Reports that will be due in time to report back to Town Meeting each year until the project is complete.)
  - a. May-June 2016: Finalize Design & Bid documents
  - b. June -July 2016: Bid project
  - c. August 2016: Construction begins
4. Anticipated project cost: (Provide a budget, with line itemization.)
  - a. See Anticipated Project Costs
6. Other funding sources, including private/public/in-kind:  
CPA funds remaining: \$ 5,000  
Center Stabilization Fund: \$10,000
7. CPA funding request:  
\$204,114
8. Budget justification: (provide an explanation for why each type of expense is needed.)  
See Anticipated Project Costs
9. List and describe any comparable projects:
10. Relevance to community: (indicate how project is relevant to the current and/or future needs of Lexington.)
  - Improves safety for Center users – slowing traffic, improving the ground surface, offering a visual connection to orient users to the Center
  - Enhances bike accommodations – replaces two car parking spaces for 18 bike parking spaces, bike repair, and way-finding signage
  - Improves connection to the retail corridor that needs the foot traffic to thrive
  - Builds on the community's embrace of the temporary installation
  - Creates a sense of place – add new seating and trees for social connections and community building

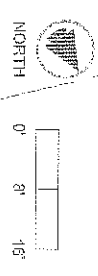
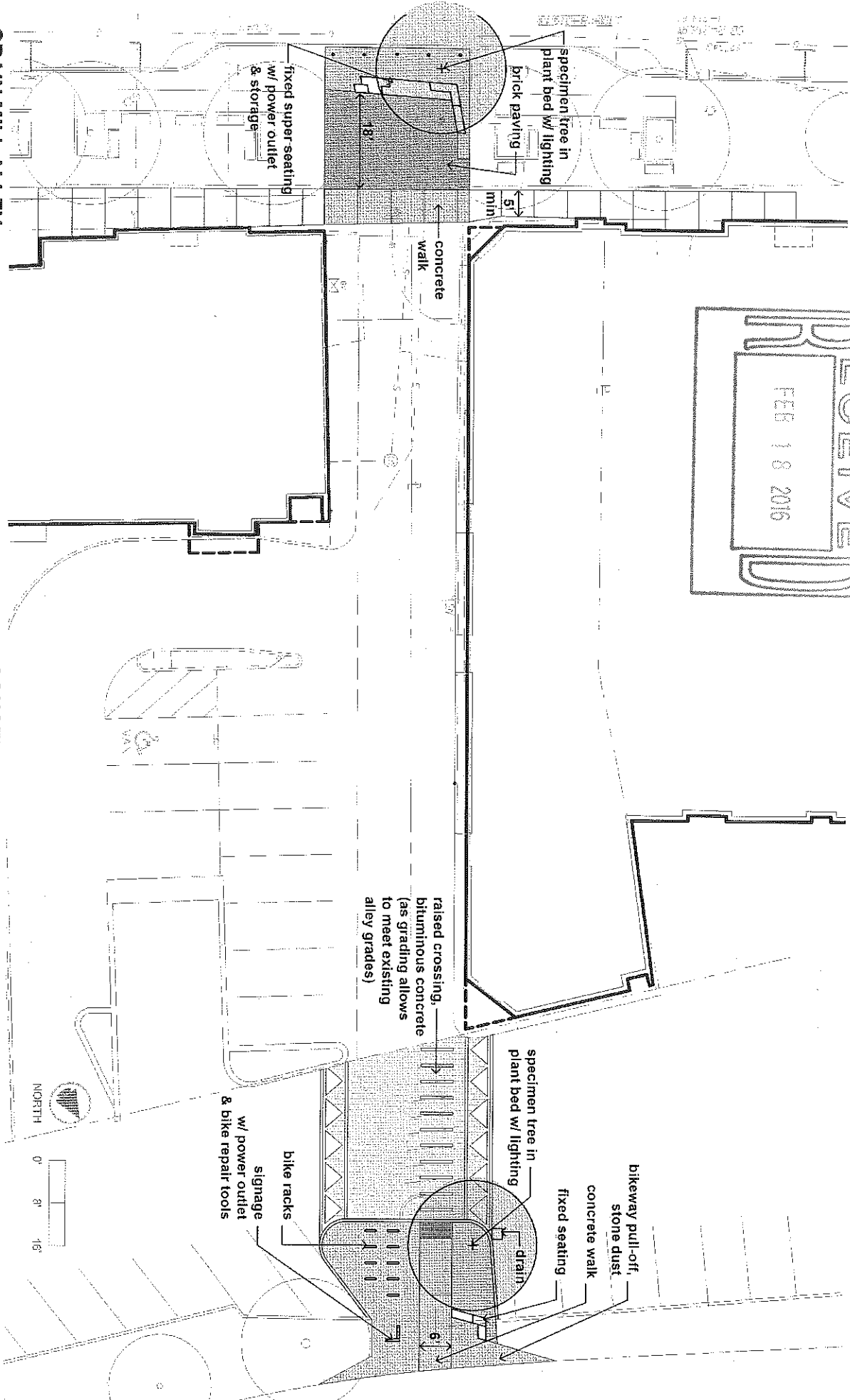
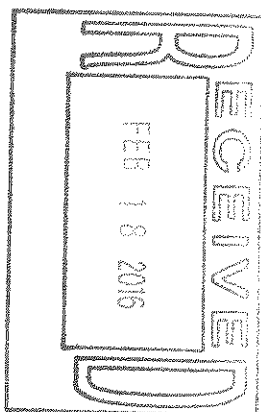
10. Supporting documents: (Provide supporting letters, references, studies, maps, and statistics.)

Schematic Drawing Included



Grain Mill Alley - Anticipated Project Costs (02/16/16)	
<b>CONSTRUCTION COSTS</b>	
<b>Base Bid - Alternative Transportation Node</b>	
General Conditions	\$10,000
Site Preparation & Earthwork	\$8,325
Paving & Curbing	\$20,090
Site Furnishings	\$31,500
Planting	\$13,400
Lighting & Electric	\$10,050
Storm Drainage	\$4,000
<b>Base Bid Total</b>	<b>\$97,365</b>
<b>Bid Alternate - Massachusetts Ave</b>	
Site Preparation & Earthwork	\$2,700
Paving & Curbing	\$16,050
Site Furnishings	\$15,000
Planting	\$17,000
Lighting & Electric	\$5,050
<b>Bid Alternate Total</b>	<b>\$55,800</b>
Contingency - 30%	\$45,949.50
<b>CONSTRUCTION COST TOTAL</b>	<b>\$199,114.50</b>

<b>DESIGN FEES</b>	
Final Design	\$10,000
Bid Documentation	\$5,000
Construction Administration	\$5,000
<b>DESIGN FEE TOTAL</b>	<b>\$20,000</b>



GRAIN MILL ALLEY  
Town of Lexington

CONCEPT PLAN: Massachusetts Ave & Alternative Transportation Node  
02.16.2016